

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 14th March 2016 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Apologies
Cllr Chakowa	Apologies	Chairman - Cllr Raikes	Present
Cllr Clayton	Left 7:28pm	Cllr Schneider	Apologies
Cllr Eyre	Arrived 7:09pm	Cllr Towell	Arrived 7:07pm
Cllr Hogarth – Vice Chairman	Apologies	Cllr Waite	Apologies
Cllr Mrs Parry	Present	Cllr Walshe	Apologies

Also in attendance:

Town Clerk

Assistant Town Clerk

4 members of the public

PUBLIC QUESTION TIME

A member of the public addressed the committee on a petition presented to the Joint Transportation Board calling for parking restrictions in The Rise to reduce the pressure from commuter parking and reduce safety concerns.

It was agreed that the petition be included as an agenda item for discussion at the next planning meeting on the 29th March 2016.

438 REQUESTS FOR DISPENSATIONS

None

439 DECLARATIONS OF INTEREST

Cllr Raikes declared a non pecuniary interest in planning application:
[6] 16/00406/FUL – 80 High Street

Cllr Eyre declared a non pecuniary interest in planning application:
[13] 16/00464/HOUSE – 5 Julians Way

440 MINUTES

(a) It was **RESOLVED that** the minutes of the Planning Committee meeting held on Monday 29th February 2016 be approved and signed.

(b) The minutes of the Neighbourhood Development Plan Steering Committee meeting held on the 29th February 2016 were received and noted.

441 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 10th March 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

442 PRESS RELEASE

None

The meeting closed at 7:42pm

CHAIRMAN

Planning Applications Considered

Applications considered on 14-3-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0033/20	Miss Mary Green 30-03-2016	Cllr Raikes	Mrs R Young (N/A)
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Skinmore (KCC)		Sevenoaks Primary School	Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/16
Proposed retention of existing 1No. modular building (installed in 2011) until 31 July 2018.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02967/MMA	J Russell 18-03-2016	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Lewis		The Old School Mews	Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/16

Minor material amendment to SE/13/01633/FUL for (Demolition of ancillary buildings and erection of 9 No. two and three bedroom apartments with associated parking and amenity space with new build additions in the form of single storey extensions plus dormers and conservation rooflights to the main buildings) to show alterations to main entrance to include additional landscaping, parking arrangements and bin stores.

SE/15/02967/MMA - Amended plan

Amended proposal description:

Minor material amendment to SE/13/01633/FUL for (Demolition of ancillary buildings and erection of 9 No. two and three bedroom apartments with associated parking and amenity space with new build additions in the form of single storey extensions plus dormers and conservation rooflights to the main buildings) to show alterations to include additional landscaping at the main entrance, omit some boundary planting, altered parking arrangements and bin stores, and omission of sedum roof on single storey element.

SE/15/02967/MMA: Amended Plan (For Information Only) received by STC 08-02-2016:

Amended plans

SE/15/02967/MMA - Amended plan

Amended Landscaping Scheme.

Sevenoaks Town Council recommended approval of the positive changes which have been implemented to planting in and around the car park. However Sevenoaks Town Council recommended refusal of the complete loss of planting along the Cedar Terrace Road boundary which has left the bin store open to view with loss of visual amenity in the conservation area. Alternative planting or screening to the original plan for trees should be required.

Planning Applications Considered

Applications considered on 14-3-16

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00257/FUL	Mr M Holmes 22-03-2016	Cllr Hogarth	Mr Zamanpour020349021
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Zyrkov		Prospect Cottage	43 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/16
Erection of a 5 bedroom family home on the site of a demolished house.				

//Awaiting chairman's action//

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00349/HOUSE	P Dadswell 25-03-2016	Cllr Canet	Mr Caddy01342 844183
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs V Chester			158 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/03/16
Demolition of rear conservatory and enclosed lean-to secure car parking and garage. Erection of a single storey side garage and staggered two storey rear extension to the house.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00356/HOUSE	R Fellows 28-03-2016	Cllr Mrs Parry	Mr R Townrow078415789
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Gidley			92 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/03/16
Single storey rear extension.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00406/FUL	Mr A Byrne 28-03-2016	Cllr Parson	Mr Chiu 02071251111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Barclays Bank Plc			80 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/03/16
Removal of one VRV Condenser unit. Replace one existing door with a louvred door and one existing window with a louvred window. Construction of a new plant room to include a new VRV Condenser unit.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-3-16

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00417/HOUSE	H Weston 23-03-2016	Cllr Waite	Mr Shackleton019595348
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Jenkins			25 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/16
Single storey rear extension and front porch. Raising of the roof to incorporate a first floor with four dormers to the elevations and two velux windows.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be:

- No loss of amenity to neighbouring properties through overlooking
- No overshadowing of number 27's garden

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00417/HOUSE	H Weston 28-03-2016	Cllr Waite	Mr Shackleton019595348
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Jenkins			25 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/03/16

Single storey rear extension and front porch. Raising of the roof to incorporate a first floor with four dormers to the elevations and two velux windows.

SE/16/00417/HOUSE - Amended plan

The proposal has been amended for clarification:

Single storey rear extension and front porch. Raising of the roof to incorporate a first floor with two dormers and one velux roof light to each of the side elevations.

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be:

- No loss of amenity to neighbouring properties through overlooking
- No overshadowing of number 27's garden

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00436/HOUSE	J Overall 16-03-2016	Cllr Mrs Parry	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Norman			1 Cavendish Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/16

Demolish existing garage and replace with new larger garage and porch to join garage and house.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-3-16

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00439/CONVAR	Mr A Byrne 16-03-2016	Cllr Eyre	Mr Templeton01435 8727
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Bowyer & Mr Pilbeam		Holyoake Room	Holyoake Terrace	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/16
Removal of condition 3 (sustainable homes) of SE/12/03255/FUL - Erection of a terrace of three dwellings and creation of three parking spaces, as revised by amended plans received on 18/02/13.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that similar conditions can be implemented to require building to a high level of sustainability.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00442/HOUSE	P Dadswell 16-03-2016	Cllr Eyre	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Surguy		Dove Tree House	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/16
Erection of a detached double garage to the front of the house, extending the drive and constructing a low level retaining wall.				

Sevenoaks Town Council recommended refusal as the proposal is contrary to guidance set out in the residential character area assessment and will have a detrimental impact on the street scene.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00457/ADV	Mr A Byrne 21-03-2016	Cllr Parson	Mr Christou07985171997
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Glinn (Marks and Spencer PLC)			66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/16
Partial changes to signage on all elevations & addition of graphic sign at ground floor level on east elevation.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00464/HOUSE	J Overall 17-03-2016	Cllr Parry	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Bush			5 Julians Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/02/16
Single storey rear extension; front porch extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-3-16

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00474/FUL	P Dadswell 23-03-2016	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Stockbridge			19 Shenden Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/16
To open the annex to trade as a bed and breakfast.				

Sevenoaks Town Council recommended refusal on the following grounds:

- Insufficient evidence on the impact on neighbours
- Lack of parking
- Loss of amenity to neighbouring properties.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00515/HOUSE	P Dadswell 28-03-2016	Cllr Parry	Mr Dalton01473 833997
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Brown		Laurels	4A Cade Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/03/16
Erection of a detached timber garden room.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00518/HOUSE	H Weston 23-03-2016	Cllr Towell	Mr Rigby07793836977
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Nathan			20 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/16
Erection of a two storey side extension.				

Sevenoaks Town Council recommended approval subject to a condition requiring the downstairs bathroom window being obscure glazed.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00536/HOUSE	H Weston 23-03-2016	Cllr Arnold	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Iqbal		Winsford	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/16
Demolition of conservatory and front porch, erection of a part single storey, part two storey rear extension with a gable roof. Erection of a single storey front porch with gable roof. Alterations to fenestration, internal alterations and the installation of four rooflights.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-3-16

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00570/HOUSE	H Weston 28-03-2016	Cllr Parry	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Nicoll			5 Stafford Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/03/16
Erection of a single storey rear and side extension.				

Sevenoaks Town Council recommended approval.